

NYON



Luxury apartment in the center of Nyon

CHF 2'500'000.-

Price of parking place(s) in addition



5.5



3



~195 m²

n° ref. **038098**



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SITUATION AND DESCRIPTION

Located in the heart of Nyon, on a private road, this luxury apartment offers an exceptional living environment. Divided into two parts, a duplex penthouse and an independent studio on the ground floor, this rare property on the market combines space and comfort on 195m² of living space.

The duplex penthouse comprises 5.5 rooms with 2 bedrooms and a bathroom. On the second floor, a 42m² living/dining area with fireplace, a 13m² semi-open kitchen, a 7m² library, a spacious entrance hall with guest WC and a large 28m² balcony provide a comfortable and warm living environment. The second level houses a 25m² master bedroom with dressing room, a large 22m² bedroom with elevator access, a shower room with sauna and WC, a laundry room and a small separate WC.

The lower ground floor offers, at a price of CHF

100'000.-- in addition to the sale price, a room, converted into an independent studio with a large room of over 40m² converted into a lounge / gym, an additional room of 15m², a shower room with WC and an adjoining cellar of 7m². It is also possible to install a kitchen, offering additional flexibility. Two basement parking spaces complete this exceptional property.

With its ideal location, close to all amenities, transport and motorway access, this apartment benefits from an optimal location.

SURFACES

| | |
|-----------------|----------------------|
| Living area | ~ 195 m ² |
| Balcony Surface | ~ 30 m ² |
| Cellar surface | ~ 7 m ² |
| Useful surface | ~ 230 m ² |

CARACTERISTICS

| | |
|---------------------|-----------|
| Number of rooms | 5.5 |
| Number of bedrooms | 3 |
| Number of bathrooms | 2 |
| Number of toilets | 4 |
| Number of levels | 3 |
| Number of balcony | 1 |
| Location floor | 1st floor |

ANNEXES

- 2 underground parking spaces

DISTANCES

| | |
|-------------------|-------|
| Public transports | 69 m |
| Primary school | 187 m |
| Stores | 269 m |
| Restaurants | 48 m |

DISTRIBUTION**Lower ground floor**

- A large room of more than 15m².
- A beautiful space of more than 40m² converted into a lounge / gym. Possibility of installing a kitchen.
- A shower room with WC.
- An adjoining cellar of 7m²

1st floor

- A beautiful 42m² living and dining area with fireplace.
- A 13m² semi-open kitchen.
- A 7m² library.
- A spacious entrance hall with access to a guest WC.
- Access to the large 28m² balcony bordering the apartment

2nd floor

- A master bedroom with dressing room of over 25m².
- A large 22m² bedroom with elevator access.
- A spacious shower room, with sauna and WC.
- A laundry room.
- A small separate WC



LOCATION

Bordered by the shores of Lake Geneva, the commune of Nyon offers an exceptional living environment, combining historic charm, urban dynamism and natural beauty. The town offers its residents privileged access to the region's cultural, economic and educational infrastructures. This dynamic community offers an incomparable quality of life, with its stores, restaurants and cultural festivals, while providing modern infrastructures, renowned schools and a friendly atmosphere. With excellent road, rail and sea links, Nyon is strategically located midway between Geneva and Lausanne

CONSTRUCTION

The apartment was built using quality materials. The floors in the living rooms are made of Omani marble, while those in the bedrooms are made of Yotoba wood from South America

INFORMATION

| | |
|-------------------------------|-------|
| Number of floors above ground | 2 |
| Year of construction | 2010 |
| Basements | 1 |
| Heating installation | Floor |
| Domestic water heating system | Gas |
| Heating system | Gas |

NEIGHBOURHOOD

- City centre
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Primary school
- Secondary school
- College / University
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator

- Underground car park
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Cellar
- Sauna
- Partially furnished
- Fireplace
- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Private laundry
- Shower
- Electric blind
- Alarm
- Interphone
- Electric garage door

FLOOR

- Parquet floor

FINANCIAL DATA

| | |
|--------------------|------------------------|
| Price | CHF 2'500'000.- |
| Price park. int. ② | CHF 100'000.- |
| Total price | CHF 2'600'000.- |
| Availability | To be discussed |

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- Marble

CONDITION

- As new









